

# HUNTERS®

HERE TO GET *you* THERE



## Heron Street

Oldham, OL8 4JR

Price £220,000



- END TOWN HOUSE
- 3 BEDROOMS
- GAS CENTRAL HEATING
- REAR GARDEN WITH DRIVE
- EPC RATING C

- SINGLE STOREY EXTENSION
- 2 RECEPTION ROOMS
- UPVC DOUBLE GLAZING
- NO CHAIN

Tel: 0161 669 4833

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Offered for sale with no onward chain this delightful end terrace house presents an excellent opportunity for both first-time buyers and families alike. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With three well-proportioned bedrooms, there is ample space for everyone to find their own sanctuary.

For those who value off-road parking, this property includes space for minimum of one vehicle, providing added convenience. The home is equipped with gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year.

Situated in a convenient location, this property is close to local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community atmosphere. Additionally, the absence of a chain means a smoother transition for potential buyers.

In summary, this end terrace house on Heron Street offers a wonderful blend of comfort, space, and practicality, making it a must-see for anyone looking to settle in Oldham.

### Entrance Hallway

Composite entrance door, radiator, stairs to first floor landing.

### Lounge

14'9" x 11'9" (4.5m x 3.6m)

Gas fire with feature surround, Upvc double glazed bay window, radiator.

### Dining Room

16'4" x 8'6" (5.0m x 2.6m)

Upvc double glazed French doors to rear, radiator.

### Kitchen

16'4" x 8'10" (5.0m x 2.7m)

Fitted wall and base units with work surfaces and tiled splashback. Electric oven, gas hob and extractor hood. Upvc double glazed window, radiator. Upvc door to rear.

### Bedroom 1

11'9" x 11'5" (3.6m x 3.5m)

Upvc double glazed window, radiator.

### Bedroom 2

11'1" x 9'2" (3.4m x 2.8m)

Upvc double glazed window, radiator.

### Bedroom 3

8'2" x 6'10" (2.5m x 2.1m)

Upvc double glazed window, radiator.

### Bathroom

8'2" x 6'10" (2.5m x 2.1m)

### Externally

Small forecourt to the front with enclosed garden to the rear with double gates for off road parking.

### Material Information - Oldham

Tenure Type; Leasehold

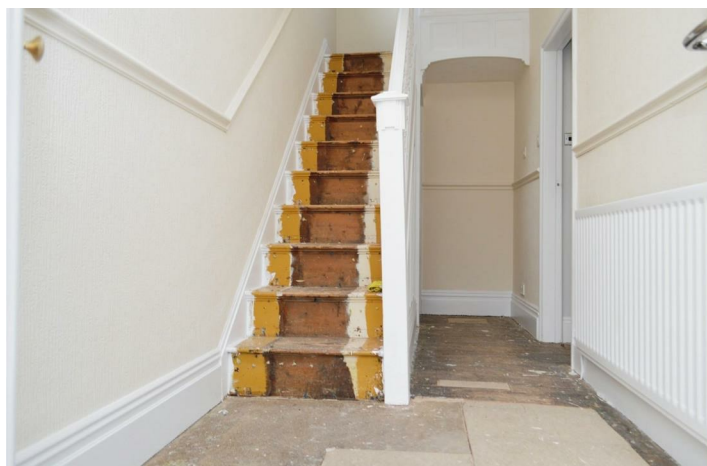
Leasehold Years remaining on lease; 892

Leasehold Annual Service Charge Amount £3.10

Leasehold Ground Rent Amount, £3.10

Council Tax Banding; A

## Floorplan

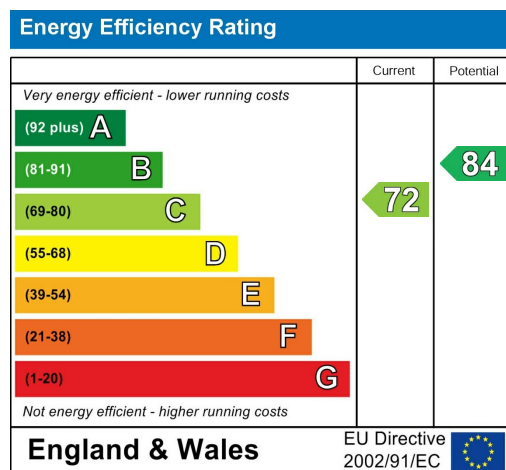








## Energy Efficiency Graph

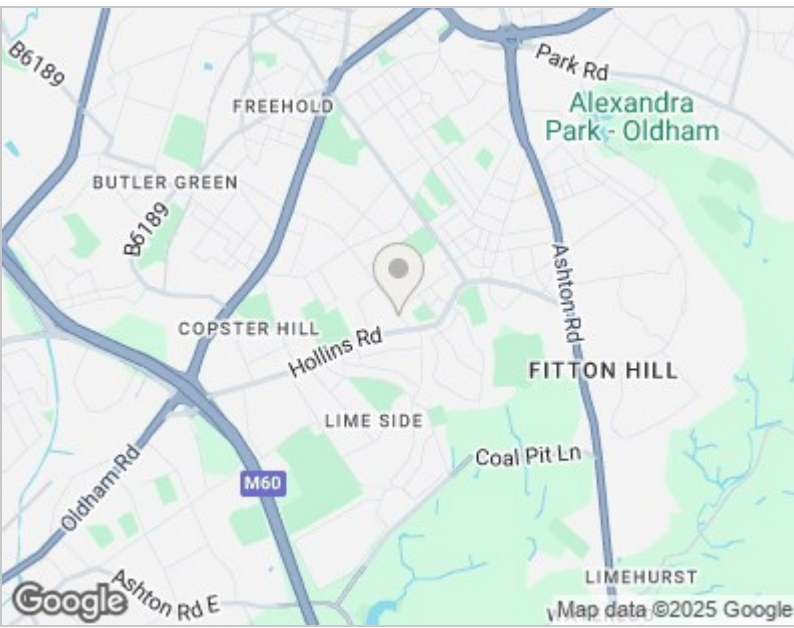


## Viewing

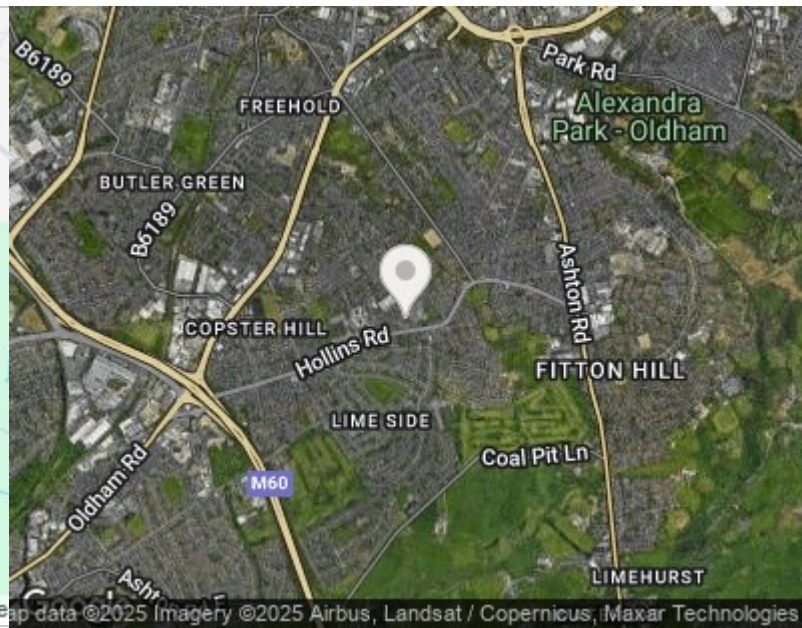
Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

832 Hollins Road, Oldham, OL8 4SR  
Tel: 0161 669 4833 Email: [oldham@hunters.com](mailto:oldham@hunters.com)  
<https://www.hunters.com>

